

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

February 24, 2014

Call The Meeting to Order

Vincent Spada called the meeting to order at 7:25 P.M. at the new Town Hall Auditorium. Present at the meeting were Nancy Reed, David Plunkett, Community Development Director Steven Sadwick and Recording Secretary Dawn Cathcart. Also in attendance were Planning Board members Robert Fowler and Stephen Johnson.

Approval of Minutes – February 4, 2014 and February 10, 2014

MOTION - Mrs. Reed made a motion to approve the Zoning Bylaw Subcommittee minutes of February 4, 2014 and February 10, 2014 as submitted. The motion was seconded by Mr. Plunkett and unanimously voted 3-0.

(1) Solar Farms

Mr. Sadwick stated that he added some language in Section 6608 to allow for waivers from the Board for buffering and height from natural grade. Mrs. Reed stated that there should be more information for the waivers. Mr. Plunkett stated that we should add additional language like “that based on a determination from the Board that a waiver would be in the best interest of the Town”. The applicant would need to justify the waiver.

Mr. Plunkett stated that he read in the paper that the new guidelines are moving away from solar farms. Mr. Sadwick stated that they are pushing for small scale solar installations on buildings.

Mr. Spada stated that the Executive Summary should include the 20 acre requirement and some of the detail in the purpose. Mr. Spada asked what happens with a small scale installation.

Mr. Plunkett stated that in Section 6602, there should be language to prohibit small scale. “There shall be no ground mounted solar photovoltaic facilities allowed unless a Special Permit is provided in compliance with this section”.

Mr. Fowler asked if this would still allow an installation at Rocco’s. Mr. Sadwick replied yes. Mr. Sadwick stated that he will work on a revision and send it out to the Board.

MOTION - Mrs. Reed made a motion to approve the article for submission into the warrant subject to final review. The motion was seconded by Mr. Plunkett and unanimously voted 3-0.

(2) Major Recreational Vehicles

Mr. Sadwick stated that he has nothing for this agenda item.

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

February 24, 2014

(3) Eddie's Way – Rezone from R40 to HI

Dick Cuoco and Arnie Martel appeared to discuss a zoning change. Mr. Cuoco stated that this area was recently changed from HI to R40 for an OSRD subdivision. Mr. Cuoco stated that Mr. Martel has bought the property and would like to change in back to HI. He is also in the process of purchasing Lots 24, 25, and 26, which are all zoned HI now. He is planning on building his own garage out front and then later on he plans to build garages out back.

Mr. Plunkett asked who owns Lot 22. Mr. Cuoco replied the power company which would provide a buffer.

Adjournment

MOTION - Mr. Plunkett made a motion to adjourn at 7:45 PM. The motion was seconded by Mrs. Reed and unanimously voted 3-0.

Approved: 5/12/14

TEWKSBURY ZONING BYLAW SUBCOMMITTEE

February 24, 2014

List of documents for 2/24/14 Agenda

Documents can be located at the Community Development Office

Approval of Minutes

February 4, 2014

February 10, 2014

1. Solar Farms
 - *Draft Article Section 6600*
2. Major Recreational Vehicles
3. Eddie's Way - Rezone R40 to HI
 - *Proposed article submitted by Arnie Martel*